



Carlos Jackson
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

June 12, 2007

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles California 90012

Dear Commissioners:

**APPROVE TITLE TRANSFER OF LAND FROM THE COMMUNITY
DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES TO THE
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES FOR PURPOSE OF A
15-YEAR GROUND LEASE WITH THE CHILD DEVELOPMENT CONSORTIUM OF
LOS ANGELES, INC. (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that approval of the title transfer of land from the Community Development Commission of the County of Los Angeles (Commission) to the Housing Authority of the County of Los Angeles (Housing Authority) is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Authorize the Commission to transfer title of land to the Housing Authority for the purpose of entering into a 15-year Ground Lease with the Child Development Consortium of Los Angeles, Inc. (Consortium), which has been approved as to form by County Counsel.
3. Authorize the Executive Director of the Commission to execute any and all documents needed to complete the transfer.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to authorize the Commission to transfer title of land located at 10911 South Vermont Avenue, in unincorporated Los Angeles County (Land), to the Housing Authority for the purpose of entering into a 15-year Ground Lease with the Consortium for the replacement of a child care facility.

A similar letter is being concurrently submitted to the Board of Commissioners of the Housing Authority of the County of Los Angeles on June 12, 2007, for approval of the 15-year Ground Lease with the Consortium.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Since 1997, the Consortium, a non-profit organization, has operated the Bright Futures Child Care facility on the Land owned by the Commission. The Consortium provides child care services to the residents of public housing owned and managed by the Housing Authority and to members of the neighboring community. The facility includes three relocatable buildings and a permanent structure that houses a commercial kitchen. The relocatable buildings have been found to be in poor repair and past their useful life.

The Consortium has received grant funding from the State Department of Education (State DOE) for replacement relocatable structures. The State DOE grant funding limits the replacement structures to the same type as the original structures.

The Commission wishes to transfer title of the Land to the Housing Authority for the purpose of entering into a 15-year Ground Lease with the Consortium so that a replacement child care facility may be constructed on the Land. The Housing Authority has managed the property since 1996.

This matter has been reviewed by County Counsel.

ENVIRONMENTAL DOCUMENTATION:

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact or result in any

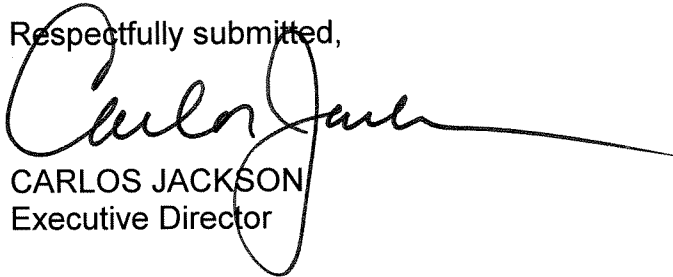
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physical changes to the environment. This action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM:

The proposed action will allow the Housing Authority to enter into a 15-year the Ground Lease with the Consortium for the purpose of a replacement child care facility on the Land.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carlos Jackson", with a long horizontal line extending to the right.

CARLOS JACKSON
Executive Director